PB# 75-33

VSH Realty, Inc.

VAA Site Plan 75-33

approved July 14, 1976
given to T.C. office 8/13/76 10:00 am
$41.

Oxford Pendaflex

STOCK No. 753⅓

MADE IN U.S.A.

available space with due regard for the individual tank capacities. Intermediate curbs, where used, shall not be less than 18 inches in height.

i. TANK OPENINGS OTHER THAN VENTS FOR ABOVEGROUND TANKS.

(1) Connections for all tank openings shall be vapor and liquid tight.

(2) Each connection to an aboveground tank through which liquid can normally flow shall be provided with an internal or an external valve located as close as practical to the shell of the tank. Such valves, when external, and their connections to the tank shall be of steel except when the chemical characteristics of the liquid stored are incompatible with steel. When materials other than steel are necessary, they shall be suitable for the pressures, structural stresses and temperatures involved, including fire exposures.

(3) Each connection below the liquid level through which liquid does not normally flow shall be provided with a liquid-tight closure. This may be a valve, plug or blind, or a combination of these.

(4) Openings for gaging shall be provided with a vapor-tight cap or cover.

(5) For Class IB and IC liquids other than crude oils, gasolines and asphalts, the fill pipe shall be so designed and installed as to minimize the possibility of generating static electricity. A fill pipe entering the top of a tank shall terminate within six inches of the bottom of the tank and shall be installed to avoid excessive vibration.

(6) Filling and emptying connections which are made and broken shall be located outside of buildings at a location free from any source of ignition and not less than five feet away from any building opening. Such connection shall be closed and liquid tight when not in use. The connection shall be properly identified.

Section 16.23. Installation of Underground Tanks.

a. LOCATION: Excavation for underground storage tanks shall be made with due care to avoid undermining of foundations of existing structures. Underground tanks or tanks under buildings shall be so located with respect to existing building foundations and supports that the loads carried by the latter cannot be transmitted to the tank. The distance from any part of a tank storing

Class I liquids to the nearest wall of any basement or pit shall be not less than one foot, and to any property line that may be built upon, not less than three feet. The distance from any part of a tank storing Class II or III liquids to the nearest wall of any basement, pit or property line shall be not less than one foot.

b. DEPTH AND COVER: Underground tanks shall be set on firm foundation and surrounded with at least six inches of noncorrosive, inert materials such as clean sand, earth or gravel well tamped in place. The tank shall be placed in the hole with care since dropping or rolling the tank into the hole can break a weld, puncture or damage the tank or scrape off the protective coating of coated tanks. Tanks shall be covered with a minimum of two feet of earth, or shall be covered with not less than one foot of earth, on top of which shall be placed a slab of reinforced concrete not less than four inches thick. When underground tanks are, or are likely to be, subjected to traffic, they shall be protected against damage from vehicles passing over them by at least three feet of earth cover, or 18 inches of well-tamped earth, plus six inches of reinforced concrete or eight inches of asphaltic concrete. When asphaltic or reinforced concrete paving is used as part of the protection, it shall extend at least one foot horizontally beyond the outline of the tank in all directions.

c. CORROSION PROTECTION: Corrosion protection for the tank and its piping shall be provided by one or more of the following methods: (1) use of protective coatings or wrappings; (2) cathodic protection; or, (3) corrosion resistant materials of construction.

d. VENTS.

(1) LOCATION AND ARRANGEMENT OF VENTS FOR CLASS I LIQUIDS: Vent pipes from tanks storing Class I liquids shall be so located that the discharge point is outside of buildings, higher than the fill pipe opening, and not less than 12 feet above the adjacent ground level. Vent pipes shall discharge only upward in order to disperse vapors. Vent pipes two inches or less in nominal inside diameter shall not be obstructed by devices that will cause excessive back pressure. Vent pipe outlets shall be so located that flammable vapors will not enter building openings, or be trapped under eaves or other obstructions. If the vent pipe is less than ten feet in length or greater than two inches in nominal inside diameter, the outlet shall be provided with a

vacuum and pressure relief device or there shall be an approved flame arrester located in the vent line at the outlet or within the approved distance from the outlet.

(2) SIZE OF VENTS: Each tank shall be vented through piping adequate in size to prevent blow-back of vapor or liquid at the fill opening while tank is being filled. Vent pipes shall be not less than 1¼ inch nominal inside diameter.

(3) LOCATION AND ARRANGEMENT OF VENTS FOR CLASS II OR III LIQUIDS: Vent pipes from tanks storing Class II or III flammable liquids shall terminate outside of building and higher than the fill pipe opening. Vent outlets shall be above normal snow level. They may be fitted with return bends, coarse screens or other devices to minimize ingress of foreign material.

(4) VENT PIPING: Vent piping shall be constructed in accordance with division III. Vent pipes shall be so laid as to drain toward the tank without sags or traps in which liquid can collect. They shall be located so that they will not be subjected to physical damage. The tank end of the vent pipe shall enter the tank through the top.

(5) When tank vent piping is manifolded, pipe sizes shall be such as to discharge, within the pressure limitations of the system, the vapors they may be required to handle when manifolded tanks are filled simultaneously.

e. TANK OPENINGS OTHER THAN VENTS.

(1) Connections for all tank openings shall be vapor or liquid tight.

(2) Openings for manual gaging, if independent of the fill pipe, shall be provided with a liquid-tight cap or cover. If inside a building, each such opening shall be protected against liquid overflow and possible vapor release by means of a spring loaded check valve or other approved device.

(3) Fill and discharge lines shall enter tanks only through the top. Fill lines shall be sloped toward the tank.

(4) For Class IB and IC liquids other than crude oils, gasolines and asphalts, the fill pipe shall be so designed and installed as to minimize the possibility of generating static electricity by terminating within six inches of the bottom of the tank.

(5) Filling and emptying connections which are made and broken shall be located outside of buildings at a location free

from any source of ignition and not less than five feet away from any building opening. Such connection shall be closed and liquid tight when not in use. The connection shall be properly identified.

Section 16.24. Installation of Tanks Inside of Buildings.

a. LOCATION: Tanks shall not be permitted inside of buildings except as provided in divisions V, VII, VIII.

b. VENTS: Vents for tanks inside of buildings shall be provided as in sections 16.22e, 16.22f, 16.22g(2), and 16.23d except that emergency venting by the use of weak roof seams on tanks shall not be permitted. Vents shall discharge vapors outside the buildings.

c. VENT PIPING: Vent piping shall be constructed in accordance with division III.

d. TANK OPENINGS OTHER THAN VENTS.

(1) Connections for all tank openings shall be vapor or liquid tight.

(2) Each connection to a tank inside of buildings through which liquid can normally flow shall be provided with an internal or an external valve located as close as practical to the shell of the tank. Such valves, when external, and their connections to the tank shall be of steel except when the chemical characteristics of the liquid stored are incompatible with steel. When materials other than steel are necessary, they shall be suitable for the pressures, structural stresses and temperatures involved, including fire exposures.

(3) Flammable or combustible liquid tanks located inside of buildings except in one-story buildings designed and protected for flammable or combustible liquid storage, shall be provided with an automatic-closing heat-actuated valve on each withdrawal connection below the liquid level, except for connections used for emergency disposal, to prevent continued flow in the event of fire in the vicinity of the tank. This function may be incorporated in the valve required in section 16.24d(2), and if a separate valve, shall be located adjacent to the valve required in section 16.24d(2).

(4) Openings for manual gaging, if independent of the fill pipe, shall be provided with a vapor-tight cap or cover. Each such opening shall be protected against liquid overflow and

GENERAL RECEIPT

2945

Town of New Windsor, N. Y. Aug 13, 1976

Received of V.S.H. (Elliot Weiner) $ 200.00

Two hundred and 00/100 Dollars

For 2 Site Plans #75-32 + #75-33

DISTRIBUTION:

FUND	CODE	AMOUNT
200.00		
Check		

BY Charlotte Mansdorna

Deputy

TITLE

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

Date ______________________ Application No. 75-33

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE APPROVAL

Name V.S.H. Realty Inc.

Address 777 Dedham Street, Canton, Mass. 02021

1. Owner of the property Gulf Oil Co.

2. Location of the property northwest corner Blooming Grove Turnpike and Union Avenue

3. Zone area NC

4. Nature of business convenience food store with self serve gasoline sales

5. Lot size: Front 100 Rear 81.85 Depth 100

6. Building setbacks: Front yard 58 Rear yard 5-8.9

Side yards 26.8/5

7. Dimensions of new building 50 x 35

Addition ______________________

If addition, state front, side, rear of existing structure:

____

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article ? to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

approved July 14th
Orginial check outdated
new check received Aug 13, 1976

Signature of applicant Rider Weiner & Loeb P.C.
Atys for VSH Realty Inc

Adopted 10/[illegible]

NEW YORK STATE
DEPARTMENT OF TRANSPORTATION
Raymond T. Schuler, Commissioner

April 6, 1976

Mr. Arthur J. Joubert
Real Estate Co-ordinator
V.S.H. Realty Inc.
777 Dedham Street
Canton, Massachusetts 02021

RE: Route 94 & Union Avenue
New Windsor, New York

Route 207 & Square Hill Road
New Windsor, New York

Dear Sir:

Enclosed you will find two (2) plans, one (1) on each of the locations referenced above. I have met with Mr. W. Price Sr. of Orange County Department of Public Works and indicated in red on the plans, of a suggested layout that will be exceptable to our departments.

When the plans are completed please forward three (3) copies of each location to this office.

Very truly yours,

Lawrence L. Greer
Resident Engineer

By Dominick Bello

Dominick Bello
Asst. Resident Engineer

LLG/DB/ams

Enclosure

RECEIVED
APR 9 - 1976
PLANNING DEPT.

COUNTY OF ORANGE / Department of Public Works
ROUTE 17-M P.O. BOX 509
GOSHEN, NEW YORK 10924
TEL: Office 294-7951 - Garage 294-9115

LOUIS J. CASCINO, P.E.
Commissioner

July 1, 1976

Mr. Joseph LoScalzo
New Windsor Town Planning Board Chairman
555 Union Avenue
New Windsor, New York 12550

Re: V.S.H. Reality - County Road No. 69, Part II

Dear Sir:

The revised plan, June 8, 1976, was received by this office on June 14, 1976 and met our requirements.

The only item which remains is that the firm or corporation who is going to do this work must get a permit from this office.

The obligation will be in the form of a certified check for $1,200.00 made payable to the Orange County Department of Public Works.

Also required will be a certificate of contractors liability and property damage insurance also at the request of the Orange County Department of Public Works.

If any questions arise, kindly contact this office.

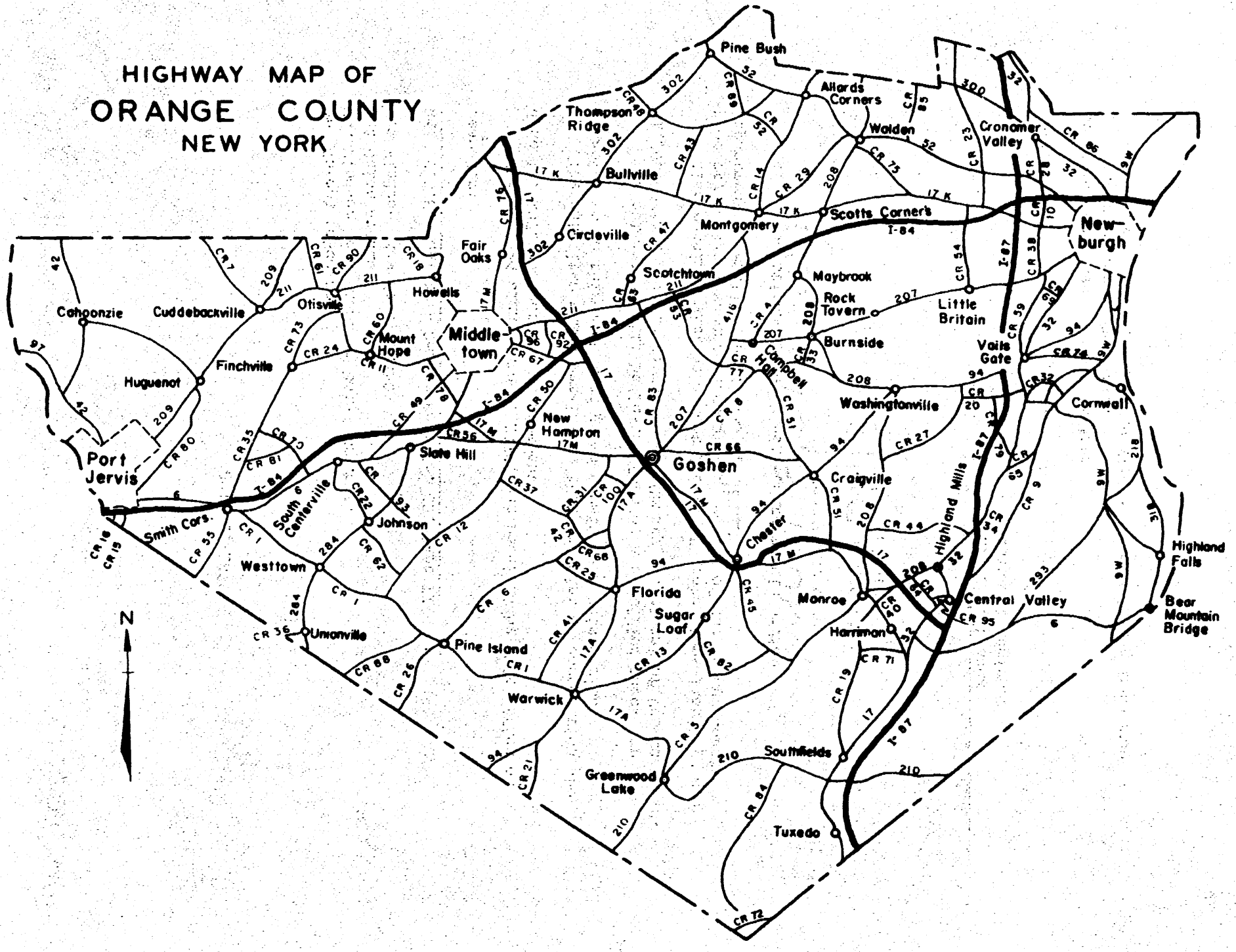
Very truly yours,

LOUIS J. CASCINO,
Commissioner

By: Daniel G. Lisack (S.L.)
Daniel G. Lisack
Assistant Engineer

DGL:sl

cc: Mr. Joel Shaw - County Planner
Rider Weiner & Loeb, P.C.
Mr. Howard R. Collett - New Windsor Town Building Inspector


HIGHWAY MAP OF
ORANGE COUNTY
NEW YORK
Pine Bush
Allards Corners
Walden
Cronomer Valley
Thompson Ridge
Bullville
Circleville
Montgomery
Scotts Corners
Newburgh
Fair Oaks
Scotchtown
Maybrook
Rock Tavern
Little Britain
Howells
Middletown
Mount Hope
Otisville
Cuddebackville
Cahoonzie
Finchville
Huguenot
Burnside
Vails Gate
Washingtonville
Cornwall
New Hampton
Goshen
Craigville
Chester
Highland Mills
Port Jervis
Slate Hill
Smith Cors.
South Centerville
Johnson
Westtown
Unionville
Pine Island
Florida
Sugar Loaf
Monroe
Harriman
Central Valley
Highland Falls
Bear Mountain Bridge
Warwick
Greenwood Lake
Southfields
Tuxedo
I-84
I-87
I-87 X
N

RIDER, WEINER & LOEB, P.C.
ATTORNEYS AND COUNSELLORS AT LAW

M. J. RIDER (1906-1968)
ELLIOTT M. WEINER
JAMES R. LOEB
DAVID L. RIDER
DAVID L. LEVINSON
STEPHEN L. REINEKE

POST OFFICE BOX 1268
LITTLE BRITAIN ROAD (ROUTE 207)
NEWBURGH, NEW YORK 12550
(914) 562-8700

October 14, 1975

Re V.S.H. Realty, Inc.-Our File #13,757

Mrs. Shirley Hassdenteufel
33 Knox Drive
New Windsor, New York 12550

Dear Shirley:

We have received back from the State, the plans for the Caesar's Lane site and the comments by the State Engineer are being incorporated on to the plans we will be submitting. We do expect to have these plans available for the hearing on the 22nd and accordingly would appreciate it if you could schedule some time for us at that meeting.

Thank you for your cooperation.

Very truly yours,

RIDER, WEINER & LOEB, P.C.

By

SLR/gm

cc: Mr. Wesley G. Thomas

RIDER, WEINER & LOEB, P.C.
ATTORNEYS AND COUNSELLORS AT LAW

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ELLIOTT M. WEINER
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DAVID L. RIDER

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STEPHEN L. REINEKE

POST OFFICE BOX 1268
LITTLE BRITAIN ROAD (ROUTE 207)
NEWBURGH, NEW YORK 12550

(914) 562-8700

September 29, 1975

Re V. S. H. Realty, Inc.
Our File #13,757

Mr. Dominick Bello, Engineer
State Department of Transportation
112 Dickson Street
Newburgh, New York 12550

Dear Mr. Bello:

Pursuant to our conversation on the 26th, I am enclosing three surveys prepared for our client, V. S. H. Realty, Inc., for properties located in the Town of New Windsor.

We have recently appeared before the Town Planning Board for a site plan review of the parcels and while our applications were favorably received, the Planning Board properly declined to grant site plan approval until such time as your office has had an opportunity to review the parcels as all three do front on State highways.

As I indicated in our conversation, we are greatly pressed for time regarding the site located at the intersection of Route 94 and Ceasars Lane, and accordingly, I would ask that your attention first be directed to review of that parcel. Also regarding the site located at Route 94 and Ceasars Lane, a question was posed at the site plan review regarding the line shown on the plan designated as the highway taking line. As our engineer is presently working in the midwest, we were unable to advise the Board as to the specific meaning of that line, and we would request that if possible, you could explain that designation for us.

Should you require any further information, please feel free to contact me and I would like to thank you for the cooperation you have already given to me on this matter.

Very truly yours,

RIDER, WEINER & LOEB, P.C.

SLR/gm

by

cc: Joseph Loscalzo, Chairman
New Windsor Planning Board
Mr. Wesley Thomas

1763

BUREAU OF FIRE PREVENTION

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

M E M O R A M D U M

To; New Windsor Planning Board
From: Fire Inspector
Date: 7 October 1975
Subject: V.S.H. Site Plans 75-32; 75-33; 75-34

I have reviewed the above referanced site plans, and do have a few questions. Most of the questions are typical for all three (3) areas, however I have listed them separately. I do believe a cross section view of the tanks should be included, in order to determine if the installation is in accordance with the Fire Prevention Code.

75-32 Rt. 207 and Square Hill Road
What is the protection above the underground tanks?
Ref. Section 16.23 Par. B Page 99

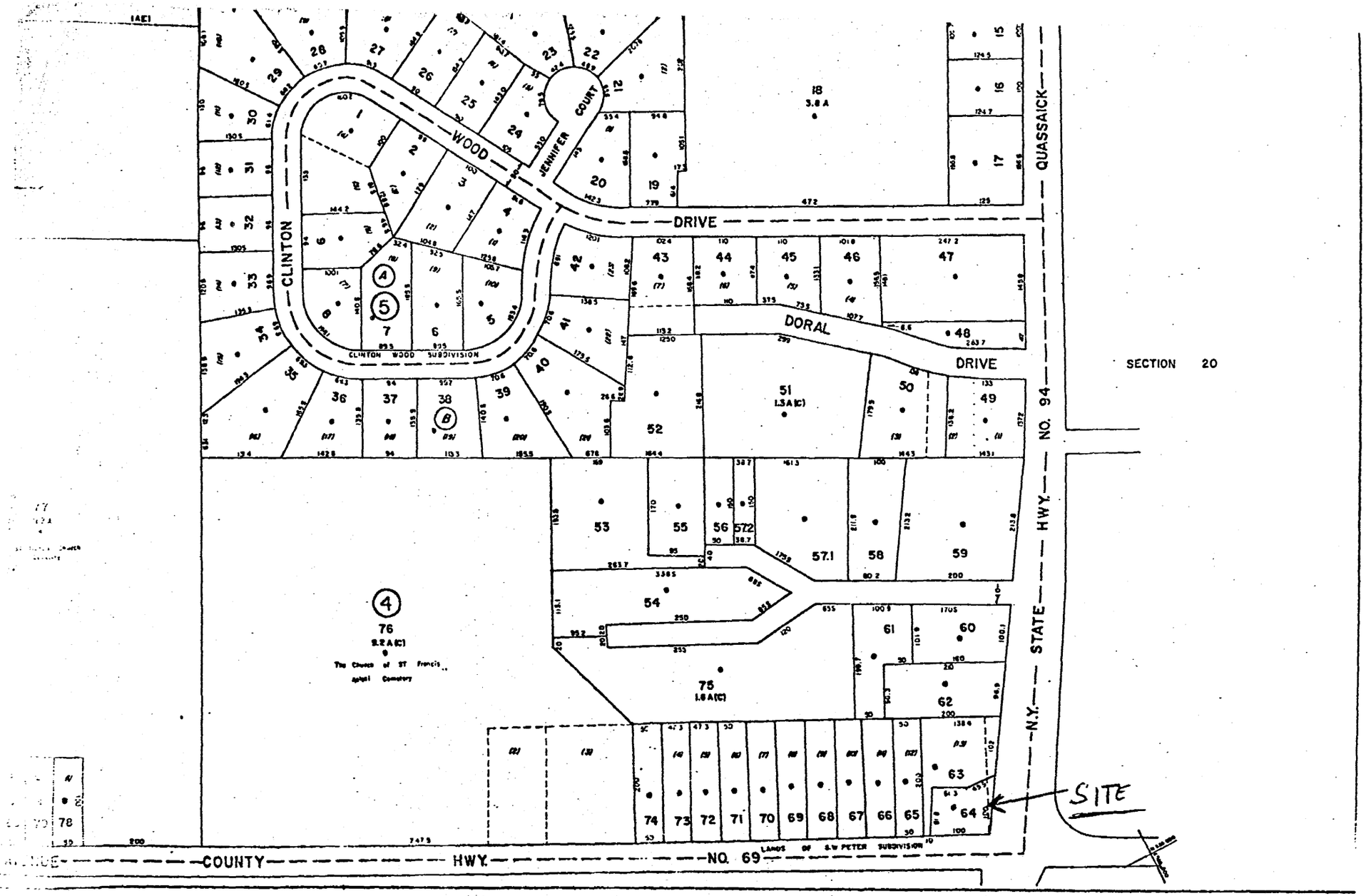
75-33 Rt. 94 and Union Avenue
Where will vents be located for underground tanks?
Ref. Section 16.23 Par. D 1 & 2 Pages 99 & 100
What is the protection above the underground tanks?
Ref. Section 16.23 Par. B Page 99
Where will the exits be located?

75-34 Rt. 94 and Caesar's Lane
Where will vents be located for underground tanks?
Ref. Section 16.23 Par. D 1 & 2 Pages 99 & 100
What is the protection above the underground tanks?
Ref. 16.23 Par. B Page 99

Sincerely,

Robert F. Rodgers

Robert F. Rodgers
Fire Inspector



LEGEND

	TAX MAP BLOCK NO	FILED PLAN BLOCK NO	
	TAX MAP PARCEL NO 32	FILED PLAN LOT NO	
	AREAS	STATE HIGHWAYS	
	DIMENSIONS	COUNTY HIGHWAYS	
		TOWN ROADS	

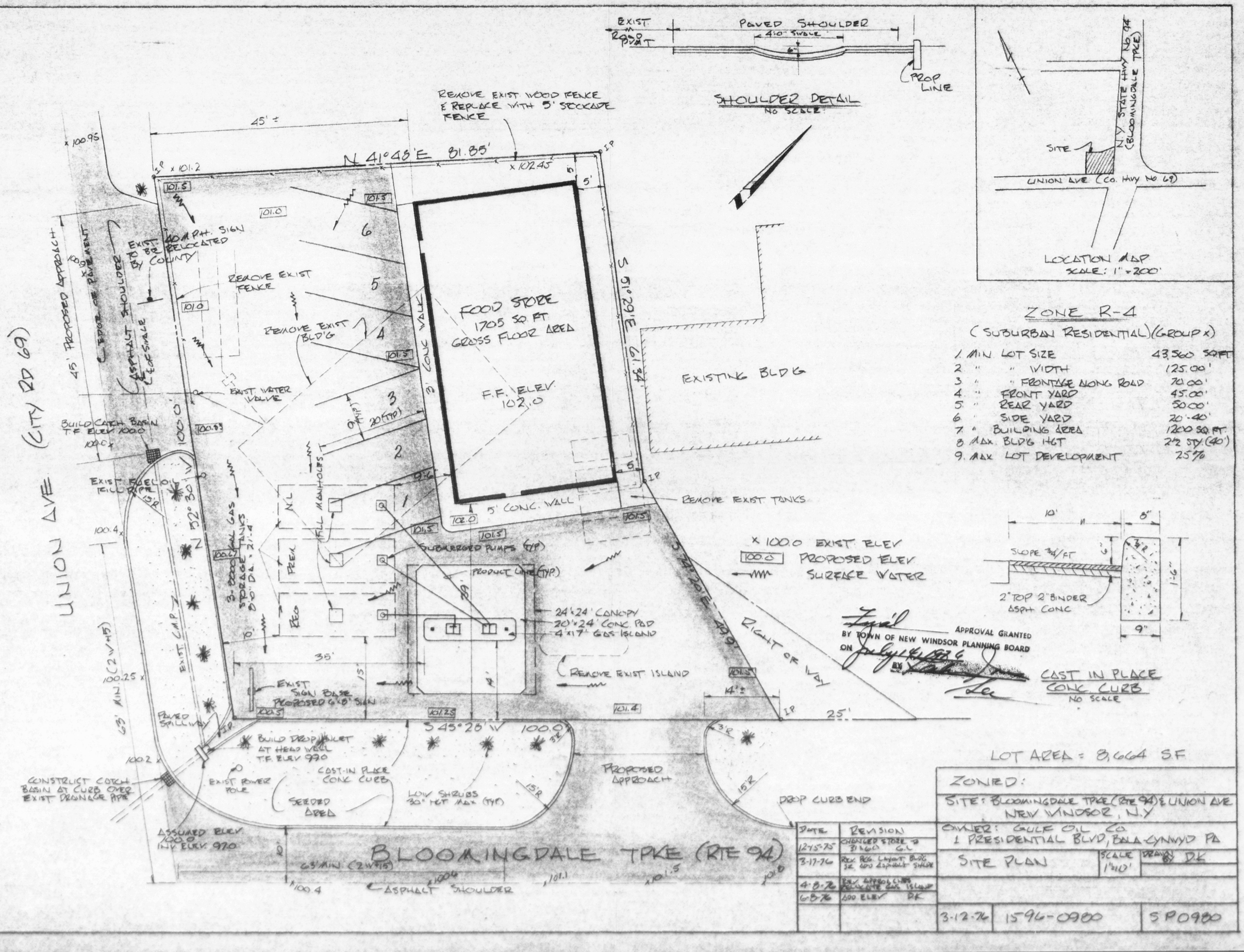
ORANGE COUNTY~NEW YORK

P 100' 0 100' 200'
D Scale Feet

Date of Map: 9-26-67
Date of Revision: 3-15-74

TOWN OF NEW WINDSOR

Section No. 19 — 864



ZONE R-4

(SUBURBAN RESIDENTIAL) (GROUP x)

1.	MIN. LOT SIZE	43,560 SQ FT
2	" " WIDTH	125.00'
3	" " FRONTAGE ALONG ROAD	70.00'
4	" FRONT YARD	45.00'
5	" REAR YARD	50.00'
6	" SIDE YARD	20'-40'
7	" BUILDING AREA	1200 SQ FT.
8	MAX. BLD'G HGT	2½ STY (40')
9.	MAX LOT DEVELOPMENT	25%

LOT AREA = 8,664 S.F

ZONED:

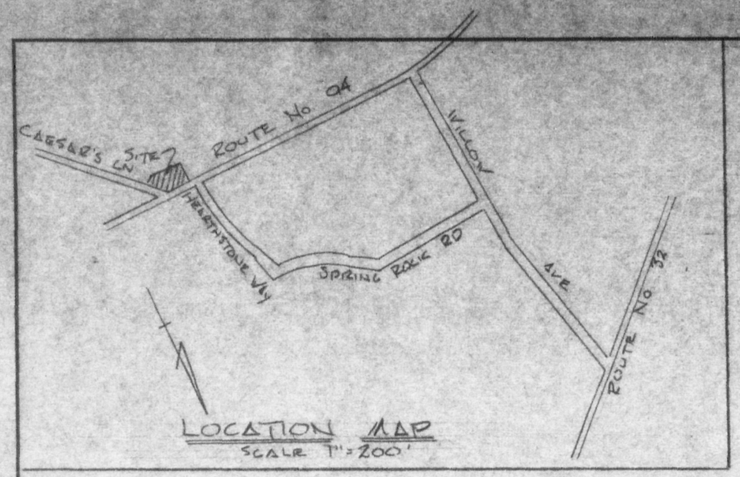
SITE: BLOOMINGDALE TPKE (RTE 94) & UNION AVE NEW WINDSOR, N.Y

OWNER: GULF OIL CO. 1 PRESIDENTIAL BLVD, BALA-CYNWYD PA

SITE PLAN | SCALE 1"=10' | DRAWN BY DK

3-12-76 | 1596-0900 | SP0980

DATE	REVISION
12-15-75	CHANGED STORE TO 3160 G.L.
3-17-76	REV. PER LAYOUT BLDG SE GAS ASPHALT SHLDR
4-8-76	REV. APPROX CURB RELOCATE GAS ISLAND
6-8-76	ADD ELEV DK



LOCATION MAP
SCALE 1" = 200'

ZONE R-4
(SUBURBAN RESIDENTIAL - GROUP X

1	MIN. LOT SIZE	43,560 SQ.FT.
2	" " WIDTH	125.00' (ALONG BLDG LINE)
3	" " FRONTAGE ALONG RD	70.00'
4	" FRONT YARD	45.00'
5	" REAR YARD	50.00'
6	" SIDE YARDS	20'/40'
7	" BUILDING AREA	1200 SQ.FT.
8	MAXIMUM BLDG HGT.	2½ STY (40.00')
9	" LOT DEVELOPMENT	25%

N

S 83°11'40" W 274.77'

IP

N 42°11'50" E 74.77'

IP

REMOVE EXIST W.O. TANK

POWER POLE

EXIST F.O TANK

200.00'

N 6°48'20" W

EXIST GARAGE TO BE REMODELLED INTO A FOOD STORE

28'

56'

8' CONC WALK

5' CONC. WALK

42'±

EXIST CONC POST & WOOD FENCE (TYP)

1"ø COPPER

2-4000 GAL TANK EXIST (5'-4" DIA)
1-6000 GAL TANK EXIST (8' DIA)

AREA LITE

EXIST PRECAST CONC. CURB (TYP)

INSTALL NEW 8000 GAL TANK (8' DIA x 21'-4" LONG)

1 2 3 4 5 6 7

REMOVE EXIST ISLAND

EXIST LINES

EXIST PAD

CAPPED

24'x24' CANOPY
20'x24' CONC. PAD
4'x17' GAS ISLAND (IN LOCATION OF EXIST ISLAND)

EXIST CONC POST & WOOD FENCE (TYP)

N 47°48'10" W

CAESAR'S LANE

200.00'

WATER MAIN

EXISTING OPENING

33'-3"

ASPHALT PAVING

EXIST LITE & SIGN BASE
6'x8' POLE SIGN

SHRUBS (TYP)

EXIST LITE BASE

HIGHWAY TAKING LINE

EXISTING OPENING

CONCRETE GUTTER

EXISTING OPENING

POLE

EDGE OF PAVING

35' 28'-9" 50' 46' 28'-9" 0'

N 83°11'40" E 200.00'

BOUT

QUASSAIC AVE ROUTE #94

LOT AREA 54,954 ±

SITE: QUASSAIC AVE (RTE 94) & CAESAR'S LANE
NEW WINDSOR, N.Y.

OWNER: ATLANTIC RICHFIELD CO.
515 So FLOWER ST., LOS ANGELES, CALIF.

SITE PLAN	SCALE 1"=20'	DRAWN BY DK	REVISED
DATE 3-17-75	APPROVED BY 1596-1003	DRAWING NUMBER SP1003	

MADE IN U.S.A.